

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:

JAMES R. BARR  
326 Laurel Woods Lane  
Helena, AL 35080

Inst # 1994-21383

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND FIVE HUNDRED  
AND NO/100----- (\$ 97,500.00) to  
the undersigned grantor or grantors in hand paid by the GRANTEES  
herein, the receipt whereof is acknowledged, we, **DANNY W. ADEN and**  
**wife, ROZELL ADEN**, (herein referred to as grantors) do grant,  
bargain, sell and convey unto JAMES R. BARR AND SHERRI L. BARR  
(herein referred  
to as GRANTEES) as joint tenants, with right of survivorship, the  
following described real estate situated in Shelby County, Alabama,  
to-wit:

Lot 18, according to the Survey of Laurel Woods, as  
recorded in Map Book 16, Page 24, in the Probate Office  
of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

SUBJECT TO all easements, restrictions, reservations and  
rights of way appearing of record which affect the  
subject property.

\$ 87,750.00 of the total consideration recited above  
was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants,  
with right of survivorship, their heirs and assigns, forever; it  
being the intention of the parties to this conveyance, that (unless  
the joint tenancy hereby created is severed or terminated during  
the joint lives of the grantees herein) in the event one grantee  
herein survives the other, the entire interest in fee simple shall  
pass to the surviving grantee, and if one does not survive the  
other, then the heirs and assigns of the grantees herein shall take  
as tenants in common.

And we do for ourselves and for our heirs, executors, and  
administrators covenant with the said GRANTEES, their heirs and  
assigns, that we are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances, unless  
otherwise noted above; that we have a good right to sell and convey  
the same as aforesaid; that we will and our heirs, executors and  
administrators shall warrant and defend the same to the said  
GRANTEES, their heirs and assigns forever, against the lawful  
claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
this 9 day of JUNE, 1994.

WITNESS:

Sherry Seeman

Jerrie Woods

Danny W. Aden (SEAL)  
DANNY W. ADEN

Rozell Aden (SEAL)  
ROZELL ADEN

07/07/1994-21383  
08:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DANNY W. ADEN and wife, ROZELL ADEN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 1994.

Helen Martin  
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES (SEAL)  
FEBRUARY 13, 1998.

st # 1994-21383

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